

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LEONARD M. ZULLO, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for multiple family dwellings in DR 5.5 zone for the properties known and designated as 1900 and 1902 Tolson Avenue.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, LEONARD M. ZULLO, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County as amended pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Leonard M. Zullo, Legal Owner
Address: 1665 Merritt Blvd., Baltimore County, Maryland 21222-2822
Mann & Blair, Petitioner's Attorney
Address: 413 Jefferson Building, 105 W. Chesapeake Ave., Towson, MD 21204-823-4446
Protestant's Attorney: [Signature]

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of August, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of October, 1980, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Tolson Ave., 135' : OF BALTIMORE COUNTY
S of Brentwood Ave., 12th District
LEONARD M. ZULLO, Petitioner : Case No. 81-72-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman, Deputy People's Counsel
John W. Hession, III, People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of September, 1980, a copy of the foregoing Order was mailed to Robert Paul Mann, Esquire, Mann & Blair, 413 Jefferson Building, 105 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

[Signature]
John W. Hession, III

title, extended the use between 1948 and 1955, such extension was limited to the land area; whereas, from 1955 to 1980, such extension would be limited to two units.

- The burden of proof, establishing the existence of a nonconforming use and the extent thereof, is upon the Petitioner. The burden was met in the instance of the nonconformity of use of the subject property as multiple-family dwellings, but not met with respect to the number in excess of ten units. Since there was no testimony offered as to how and when the number of units increased to 16, it is impossible to establish the proper basis for determining the extension allowed; however, it is obvious that the regulations do provide for extension. In view of Section 104 speaking to an extension of the use as distinguished from the area of land devoted to the use, it is hereby concluded that the more strict interpretation is applicable, to wit, an extension of the use is limited to 25%.
- The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of November, 1980, that a nonconforming use as and for multiple-family dwellings has existed and has been conducted on the subject property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

- The number of units shall not exceed 12.
- The units shall be maintained in accordance with all existing laws, regulations, and policies in effect at the time of this Order respecting the use of the buildings for multiple families.
- Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Tolson Ave., 135' : OF BALTIMORE COUNTY
S of Brentwood Ave., 12th District
LEONARD M. ZULLO, Petitioner : Case No. 81-72-SPH

SUBPOENA

Mr. Commissioner:

Please issue a Subpoena for the following persons to appear before this duly constituted body on October 7, 1980 at 10:00 a.m., the Baltimore County Office Building, Zoning and Hearing Room, Towson, Maryland 21204:

Anthony Dileoni
6723 Brentwood Avenue
Baltimore, Maryland 21222

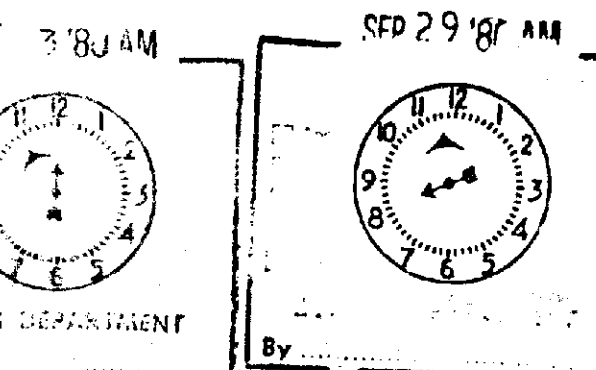
COST \$ 5.00
SUMMONED 10-1-80 15
NON EST 19
NON SUIT 15
COPY LEFT 15

STENOGRAPH
CHARLES H. HICKEY, JR.
OF BALTIMORE COUNTY

I HEREBY CERTIFY that on this 20th day of September, 1980, a copy of the foregoing was mailed to Mr. William E. Hammond, Zoning Commissioner, Room 109, County Office Building, Towson, Maryland 21203.

Mr. Sheriff:

Please issue Subpoena in accordance with the above.



Robert Paul Mann, Esquire
413 Jefferson Building
105 W. Chesapeake Ave
Towson, Md. 21204

cc: Head
Engineering and Surveys of Md., Inc.
6902 North Point Road
Baltimore, Md. 21229

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of August, 1980.

Petitioner Leonard M. Zullo

Petitioner's Attorney Robert Paul Mann, Esquire

WILLIAM E. HAMMOND
Zoning Commissioner

Nicholas I. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1980

Robert Mann, Esquire
413 Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 30
Petitioner - Leonard Zullo
Special Hearing Petition

Dear Mr. Mann:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to prove that the subject property, consisting of two separate apartment units, has been utilized for multi-family use since prior to the adoption of the regulations, this Special Hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS I. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Head
Engineering and Surveys of Maryland, Inc.
6902 North Point Road
Baltimore, Maryland 21219

Pursuant to the advertisement, posting of property, and public hearing of the
Petition and it appearing that by reason of the following finding of facts that:

1. The Petition filed herein requests recognition and approval of a nonconforming use for multiple-family dwellings in a D.R. 5.5 Zone for those improvements known and designated as 1900 and 1902 Tolson Avenue.
2. Testimony introduced by Petitioner Leonard M. Zullo, together with the witnesses testifying in his behalf, established that the improvements contained on the subject site were constructed in 1933. Shortly thereafter, the front building was used for a multiple-family dwelling. The rear building, originally constructed for a theatrical group, was changed to a multiple-family dwelling during the late 1930's or early 1940's.
3. Testimony presented by the Protestants verified the use of both improvements as multiple-family dwellings during the same periods of time, but disputed the number of units as being six units for the front building and ten units for the rear building. The Protestants all appeared to agree that the total number of units in both buildings totalled ten; whereas, the Petitioner testified that at the time of his purchase on July 11, 1972, there were a total of 16 rental units. The Protestants introduced a letter written and signed by Mrs. Michael G. Litrenta, daughter of a previous owner of the property, indicating her parents maintained nine, three room apartments, plus their own living quarters, until moving from the subject property in 1948 (Protestants' Exhibit 1). Although this information was not the subject of cross-examination, it supports the Protestants' testimony as to the number of units existing in 1948, which was the subject of cross-examination.
4. The map of the area delineates the classification of the subject property as "A" Residential under the Baltimore County Zoning Regulations adopted by the County Commissioners and codified September 1, 1948. Under such classification, multiple-family dwellings were not a permitted use and so constituted a nonconforming use for nine, three room apartments and an additional unit dedicated to use by the then owner.
5. The subject property has never enjoyed, as a permitted use, a zoning classification that would allow multiple-family dwellings nor was there any evidence offered, or proffered by counsel for the Petitioner or any witness testifying either for the Petitioner or the Protestants.
6. The Petitioner testified that he purchased the property in 1972 and the two improvements contained a total of 16 units; however, one of the Protestants testified there was a fire in the rear building approximately seven years ago and the renovations increased the number of units. The Petitioner admitted the fire occurred and that renovations were made, but denied that the number of units increased since that improvement already contained ten units.
7. The zoning regulations, between 1948 and 1955, stated "the lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the nonconforming use" (Section XI of the 1945 Regulations, Codified 1948). Between 1955 and the present, the regulation dealing with extension of a nonconforming use stated that such use could not be extended by more than 25% (Section 104). Assuming arguendo, if the Petitioner, or his predecessors in



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 18, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #30 (1980-1981)
Property Owner: Leonard M. Zullo
W/S Tolson Avenue 135' S. of Brentwood Avenue
Acres: 75 x 125 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

There is a fire hydrant at the Railway and Tolson Avenue intersection.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 30 (1980-1981).

Very truly yours,

Andrew H. Ringgold
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:iss

cc: J. Somers, W. Munchel

F-NE Key Sheet
9 SE 17 Pos. Sheet
SE 3 E Topo
103 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEFHAN E. COLLINS
DIRECTOR

August 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 30 - ZAC - August 5, 1980
Property Owner: Leonard M. Zullo
Location: W/S Tolson Ave. 135' S. of Brentwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a non-conforming use for multiple family dwellings in a D.R. 5.5 zone.

Acres: 75 x 125
District: 12th

Dear Mr. Hammond:

No increase in traffic generation is anticipated by the approval of multiple family dwelling.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

September 16, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #30, Zoning Advisory Committee Meeting, August 5, 1980, are as follows:

Property Owner: Leonard M. Zullo
Location: W/ side Tolson Avenue 135' S. of Brentwood Avenue
Acres: 75 X 125
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 10, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #30, Zoning Advisory Committee meeting of August 5, 1980, are as follows:

Property Owner: Leonard M. Zullo
Location: W/S Tolson Ave. 135' South of Brentwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a non-conforming use for multiple family dwellings in a D.R. 5.5 zone
Acres: 75 X 125
District: 12th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

Ian J. Forrester
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3430

ROD ZALESKI JR.
DIRECTOR

August 14, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #30 Zoning Advisory Committee Meeting, August 5, 1980, are as follows:

Property Owner: Leonard M. Zullo
Location: W/S Tolson Avenue 135' S of Brentwood Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a non-conforming use for multiple family dwellings in a D.R. 5.5 zone

Acres: 75 X 125
District: 12th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland registered Architect or Engineer shall be required to file a permit application.
- E. If wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no open area permitted within 3'-0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X 1. Comments - Section 105.1 as amended is applicable in non-conforming uses. However, if there are deficiencies, areas they shall be brought up to the current Code where applicable. A permit shall be required to perform any alterations.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEH:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 5, 1980

RE: Item No: 27, 28, 29, 30
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL HEARING

12th District

ZONING: Petition for Special Hearing
LOCATION: West side of Tolson Avenue, 135 feet South of Brentwood Avenue
DATE & TIME: Tuesday, October 7, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or the Deputy Zoning Commissioner should approve a non-conforming use for multiple family dwellings in a D.R. 5.5 zone for the properties known and designated as 1900 and 1902 Tolson Avenue

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Leonard M. Zullo, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, October 7, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEONARD M. ZULLO'S EXHIBIT

This Deed, Made this 11th day of July
in the year one thousand nine hundred and seventy-two, by and between
RENTAL CO., INC., A Body Corporate, duly incorporated under the laws of
the State of Maryland, of the first part, and
LEONARD M. ZULLO
of the second part.

Witnesseth, that in consideration of the sum of five (\$5.00) Dollars and other good
and valuable considerations, the receipt of which is hereby acknowledged,

the said RENTAL CO., INC., A Body Corporate,

does hereby grant and convey unto the said LEONARD M. ZULLO, his

PETITIONER'S EXHIBIT

heirs and assigns, those lot(s) of ground, situate, lying and being in
the Twelfth Election District of Baltimore County

, State of Maryland, and described as follows, that is to say:-

Beginning for the
BEING KNOWN AND DESIGNATED as Lots 38, 39 and 40 on Tolson Avenue as shown
on Block G of Plan of Lots called Fairlawn, which said Plat is recorded
among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio
100.
BEING the second parcel of ground which by deed dated April 11, 1966 and
recorded among the Land Records of Baltimore County in Liber O.T.C. No.
4606, folio 85 was granted and conveyed by Leonard Culver, Sr., et al,
unto Rental Co., Inc., the grantor herein in fee simple.

SUBJECT to restrictions recorded in Liber W.P.C. No. 476, folio 567.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Honorable John W. O'Rourke
TO Baltimore County Council
James B. Byrnes, III
FROM Zoning Enforcement Section
Case No. 81-11-V
SUBJECT 1902 Tolson Avenue
12th Election District

Date September 30, 1980

Your memorandum of September 26, 1980, addressed to the
Zoning Office and concerning the above referenced matter, has
been referred to this office for reply.

Please be advised that the matter was the subject of a
violation hearing before the Deputy Zoning Commissioner on
July 14, 1980. Subsequent to that hearing on July 28, 1980,
an Opinion and Order were rendered requiring the Defendant to
cease the use of the property as multi-family or file for a
Special Hearing in an attempt to substantiate the property as
enjoying a legal nonconforming use. I have enclosed a copy of
that Opinion and Order for your reference.

In response to that Order, the Defendants have filed a
Petition for Special Hearing for determination of a nonconform-
ing use (Case No. 81-72-SPH). That hearing is presently
scheduled for October 7, 1980 at 10:00 a.m.

If this office can be of any further assistance, please
feel free to contact me.

James B. Byrnes, III
JAMES B. BYRNES, III

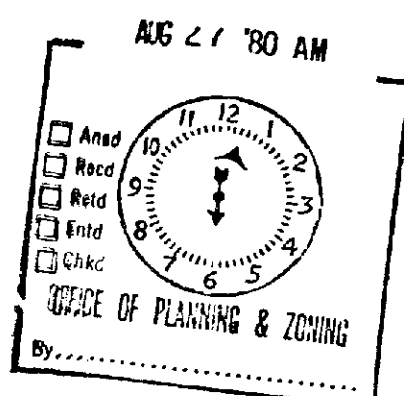
JBB:ech

cc: Files

DESCRIPTION

Beginning at a point on the west side of Tolson Avenue, 135 feet
south of Brentwood Avenue, and known as Lots 38, 39, and 40 of Block G
"Fairlawn" and recorded among the land records of Baltimore County in
Plat Book 6, Folio 129.

Also known as 1900 and 1902 Tolson Avenue.



REVISED PLANS

John W. O'Rourke
#30

Together with the buildings and improvements thereupon erected, made or being and all and
every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same
belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and premises, above described
and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurte-
nances and advantages thereto belonging or appertaining unto and to the heirs and assigns
of the said LEONARD M. ZULLO, his

heirs and assigns,

in fee simple.

And the said party of the first part hereby covenants that ~~the~~ it has
not done or suffered to be done any act, matter or thing whatsoever, to encumber the property
hereby conveyed; that ~~the~~ it will warrant specially the property granted and that ~~the~~ it will
execute such further assurances of the same as may be requisite.

Witness the ~~hand and seal of said body corporate~~ seal of said body corporate by the
hand of its duly authorized officer.

RENTAL CO., INC.
William J. Hart, Jr.
LEONARD EUGENE CULVER, SR., President

State of Maryland, County of Baltimore

I HEREBY CERTIFY, That on this 11th day of July, 1972,

before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore

County, personally appeared LEONARD EUGENE CULVER, SR., President
of RENTAL CO., INC., the grantor herein, and he acknowledged the foregoing
deed to be the act of said body corporate.

~~the within instrument and acknowledged that the same was executed for the purposes therein
expressed; and in my presence signed and sealed the same~~

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1974

William J. Hart, Jr.
WILLIAM J. HART, JR.
Notary Public
Rec'd for record JUL 11 1972
Per Elmer H. Kahline, Jr., Clerk
Mail to William J. Hart, Jr.
Baltimore No.

November 17, 1980

Randolph N. Blair, Esquire
Mann & Blair
413 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S Tolson Avenue, 135' S of
Brentwood Avenue - 12th Election
District
Leonard M. Zullo - Petitioner
NO. 81-72-SPH (Item No. 30)

Dear Mr. Blair:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachments

cc: John S. Arnick, Esquire
2 North Duddick Avenue
Dundalk, Maryland 21222

John W. Hession, III, Esquire
People's Counsel

Mrs. Michael G. Litrenta
3016 Dunleer Road
Baltimore, Maryland 21222

October 6, 1980

Councilman John O'Rourke
Four North Center Place
Baltimore, Maryland 21222

Dear Councilman O'Rourke:

In reference to the apartments at 1900 - 1902 Tolson
Avenue, Baltimore, Maryland 21222.

Originally, during World War II, the government asked
families surrounding Camp Holabird to rent space in their
homes to the military.

Until 1948 my parents, Mr. and Mrs. Marcello Storelli,
lived at this address and maintained nine, three room
apartments with bath.

In 1948, my parents built a home directly across the
street at 1901 Tolson Avenue, but still maintained these
apartments in the same way--Owner-Occupied. They were
sold in the early 1950's.

Sincerely,

Mrs. Michael G. Litrenta

Mrs. Michael Litrenta

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 23, 1980

Randolph N. Blair, Esquire
413 Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S Tolson Ave., 135' S of
Brentwood Avenue
Leonard M. Zullo
Case No. 81-72-SPH

Dear Mr. Blair:

This is to advise you that \$50.45 is due for advertising
and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Robert Paul Mann, Esquire
Mann & Blair
113 Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Petitioner: Leonard M. Zullo

NOTICE OF HEARING

RE: Petition for Special Hearing - W/S of Tolson Avenue, 135' S of
Brentwood Avenue

TIME: 10:00 A.M.

DATE: Tuesday, October 7, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: September 17, 1980
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-72-SPH Item 30

Petition for Special Hearing
West side of Tolson Avenue, 135 feet South of Brentwood Avenue
Petitioner- Leonard M. Zullo

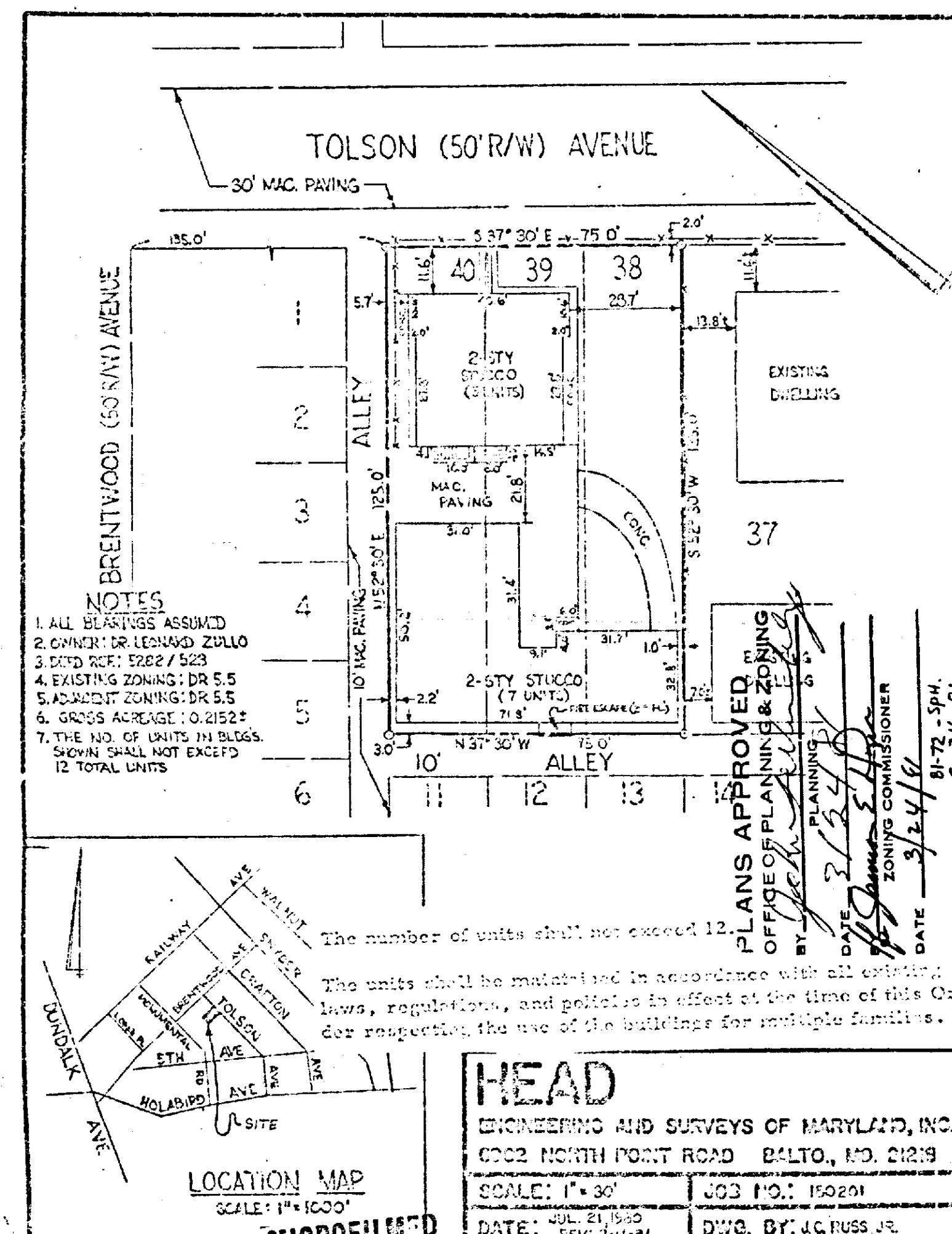
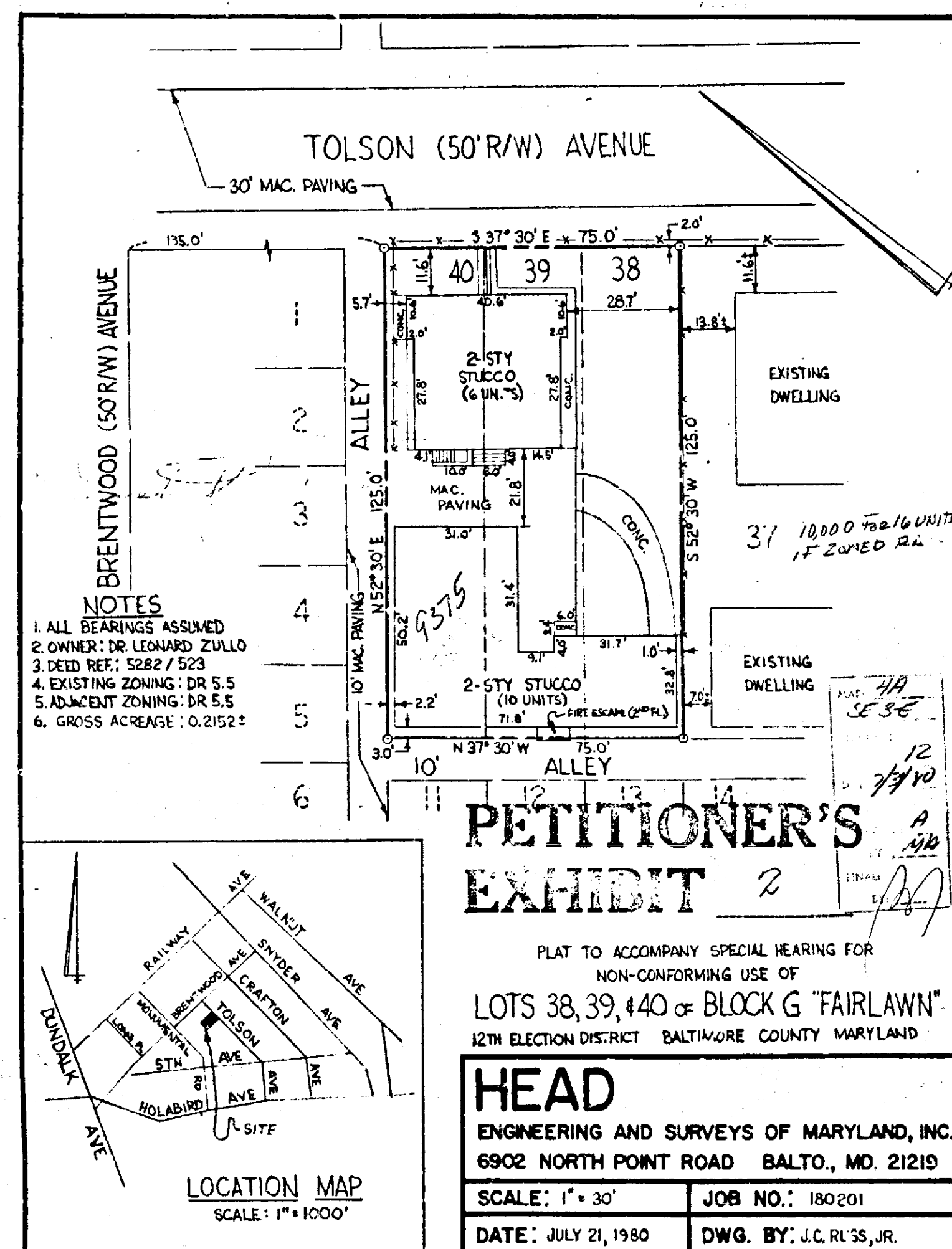
Twelfth District

HEARING: Tuesday, October 7, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment
on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



PETITION FOR SPECIAL
HEARING
12TH DISTRICT
ZONING: Petition for Special Hearing
LOCATION: West side of Tolson
Avenue, 135 feet South of Brent-
wood Avenue
DATE & TIME: Tuesday, Oct 7, 1980
at 10:00 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Special Hearing under
Section 90.7 of the Zoning Regula-
tions of Baltimore County, to deter-
mine whether or not the Zoning
Commissioner and/or the Deputy
Zoning Commissioner should ap-
prove a non-conforming use for
multiple family dwellings in a D.R.
zone for the property known as
and designated as 1900 and 1902
Tolson Avenue
All that parcel of land in the
Twelfth District of Baltimore Coun-
ty
Beginning at a point on the west
side of Tolson Avenue, 135 feet south
of Brentwood Avenue and known as
Lots 38, 39, and 40 of Block G
"Fairlawn" and recorded among the
land records of Baltimore County in
Plat Book 8, Folio 125
Also known as 1900 and 1902 Tol-
son Avenue
Being the property of Leonard M.
Zullo, as shown on plat plan filed
with the Zoning Department
Hearing Date: Tuesday, October
7, 1980 at 10:00 A.M.
Public Hear. - Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 18, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~from 1980-1980~~
of on time ~~from 1980-1980~~ before the 7th
day of October, 1980, the first publication
appearing on the 18th day of September
1980.

THE JEFFERSONIAN,
L. Frank Shick
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 28 day of July, 1980

Filing Fee \$ 32 Received: Check

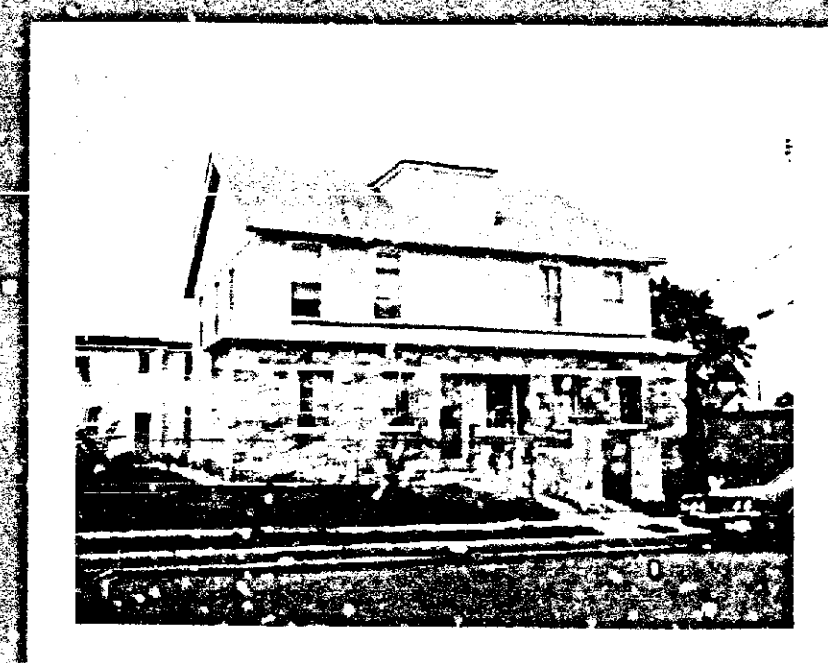
Cash

Other

Petitioner: *Leonard M. Zullo* Submitted by: *William E. Hammond*

Petitioner's Attorney: *Mann & Blair* Reviewed by: *William E. Hammond*

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 9/21/80
Posted for: *Petition for Special Hearing*
Petitioner: *Leonard M. Zullo*
Location of property: *135 Tolson Ave., 135' S of
Brentwood Ave*
Location of Signs: *Front of Property (#1900 & 1902 Tolson Ave.)*
Remarks:
Posted by: *Dean Coleman* Date of return: 9/25/80
Number of Signs: 1

No. 091782
BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

DATE: October 1, 1980 ACCOUNT: 01-662

AMOUNT: \$50.45

RECEIVED FROM: Mann & Blair

FOR: Adv. & Posting for Case No. 81-72-SPH

VALIDATION OF SIGNATURE OF CASHIER

AMOUNT: \$50.45

DATE: 9/10/80

ACCOUNT: 01-662

AMOUNT: \$50.45

RECEIVED FROM: Mann & Blair

FOR: Filing Fee for Case No. 81-72-SPH

VALIDATION OF SIGNATURE OF CASHIER

AMOUNT: \$50.45

DATE: 9/10/80

ACCOUNT: 01-662

AMOUNT: \$50.45

RECEIVED FROM: Mann & Blair

FOR: Filing Fee for Case No. 81-72-SPH

VALIDATION OF SIGNATURE OF CASHIER

AMOUNT: \$50.45

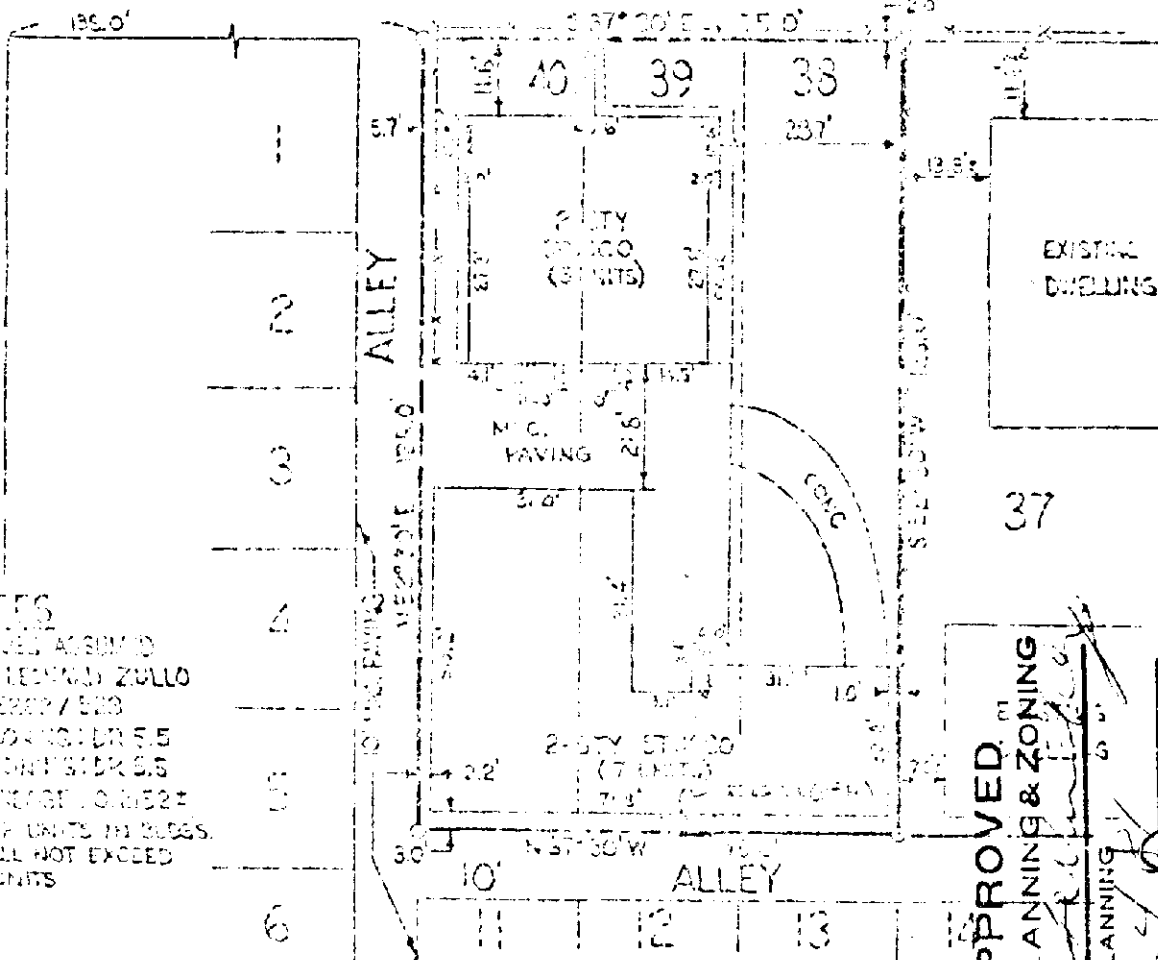
DATE: 9/10/80

ACCOUNT: 01-662

TOLSON (50' R/W) AVENUE

30' M.C. PAVING

BRUNTVOOD (50' R/W) AVENUE



NOTES

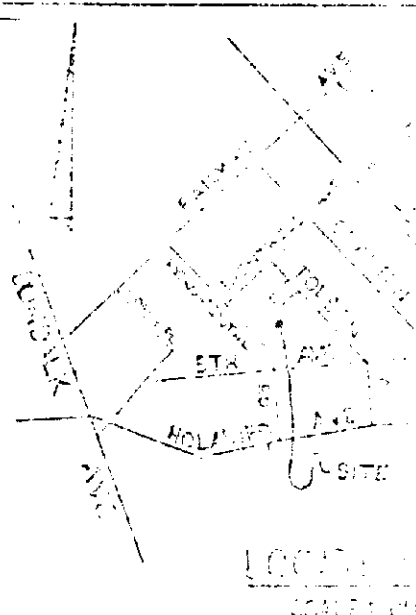
1. ALL DISTANCES ASSUMED
2. OWNER (E. J. ZULLO)
3. DEDICATED 1982/823
4. EXISTING 20' WIDE EASEMENT
5. ALL DISTANCES ASSUMED
6. EXISTING 10' WIDE EASEMENT
7. THE NO. OF UNITS IN BLDGS. SHALL NOT EXCEED 12 TOTAL UNITS

PLANS APPROVED
OFFICE OF PLANNING & ZONING

DATE 3/24/81

BY *[Signature]*
ZONING COMMISSIONER

DATE 3/24/81
81-72 - SPH.
C-216-B1



LOCATION MAP
SCALE 1"=100'

ENGINEERING AND SURVEYS OF MARYLAND, INC.
1000 W. BALTIMORE AVENUE, SUITE 100
BALTIMORE, MARYLAND 21201
PHONE: 341-1100
FAX: 341-1101